



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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December 1, 2011

### **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. March, 2010)**

1. Title; Project Number(s); Environmental Log Number:

Zoning Ordinance Update No. 29 and County Code Amendment;  
3803 11-004; Log No. ER 11-00-001

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666

3. a. Contact: Heather Lingelser, Project Manager  
b. Phone number: (858) 495-5802  
c. E-mail: [heather.lingelser@sdcounty.ca.gov](mailto:heather.lingelser@sdcounty.ca.gov).

4. Project location:

The County of San Diego is bordered to the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The project covers the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.

5. Project Applicant name and address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B, San Diego, California 92123

6. General Plan Designation

Community Plan:	All Community and Subregional Plan Areas
Land Use Designation:	Variable
Density:	Variable

7. Zoning
- |                          |          |
|--------------------------|----------|
| Use Regulation:          | Variable |
| Minimum Lot Size:        | Variable |
| Special Area Regulation: | Variable |

8. Description of project:

The project proposes amendments to the San Diego County Zoning Ordinance, Administrative Code and County Code. This project proposes to amend the Zoning Ordinance provisions related to Definitions, Use Types, Animal Regulations, Development Regulations, Special Area Regulations, Temporary Uses, Accessory Uses, Signs, Fencing Regulations, Parking Regulations, Enclosure Regulations, General Regulations, Procedures and Fallbrook Village Zones. The project proposes to amend the Administrative Code provisions related to County Hearing Officer and amendments to the County Code to amend provisions related to Administrative Remedies, Noise, Abandoned Vehicle Abatement, Subdivisions, Grading and Administration of County Building Code. See the attached Zoning Ordinance Amendment and County Code Amendments.

Proposed amendments and additions to the Zoning Ordinance consist of the following:

- Section 1110: would add definitions of "Agricultural Tourism", "Community Garden", "Construction and/or Use of the Property In Reliance on a Permit", "Minor Deviation" and "Plot Plan" and would amend the definitions of "Accessory Use", "Flood, 10 Year", "Flood, 100 Year", "Groundwater Extraction Operation", "Living Area", "Site Plan" and "Street, Centerline of".
- Section 1350: would amend the "Major Impact Service and Utilities" Civic Use Type to include law enforcement training and military training uses on private property to the list of typical uses for clarification.
- Section 1425: would amend the "Animal Sales and Services" Commercial Use Type to clarify that Kennel use includes "dog day care" services and to add that boarding of animals or grooming of animals may be allowed as accessory to the Veterinary (Large Animals) and Veterinary (Small Animals) use types.
- Section 1490: would amend the "Gasoline Sales" Commercial Use Type to add retail sales of alternative vehicle fuels (including but not limited to natural gas (CNG) or biodiesel) to the description of the uses.
- Section 2990: would amend the Use Matrix pages to remove the S87 zone references to bring these pages into conformance with a previous ZO amendment.
- Section 3100: would amend the Animal Schedule to add a reference to the County Code which regulates the keeping of roosters.
- Section 3112: would amend the Animal Enclosure Setback Schedule to add a reference to the County Code which regulates the keeping of roosters.

- Section 3114: would amend the Kennel regulations to add that grooming services for the animals being boarded may be allowed as an incidental use subject to certain limitations.
- Section 4505: would amend the “Floor Area Ratio Designator Notation” provisions to add that floor-area ratio pursuant to the Land Use Element of the General Plan may be applicable to a property.
- Section 4600: would amend the Height Regulations as follows:
  - 4615: would amend the “Additional Story Permitted” provisions to amend the noticing requirement for an Administrative Permit to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
  - 4630: would amend the Fencing provisions to make a minor correction to a reference to Section 6700.
- Section 5200: would amend the Scenic Area Regulations as follows:
  - 5205: would amend the “Site Plan Required” provisions to remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
  - 5214: would amend the “Waiver of a Site Plan” provisions to remove the term “waiver” and replace with “Site Plan Permit Exemption”.
- Section 5250: would amend the Airport Land Use Compatibility Plan (ALUCP) Area Regulations to add a requirement that owners of properties within an Airport Overflight Notification Area, as shown on an adopted ALUCP, shall record an Overflight Agreement prior to issuance of a permit for any residential development.
- Section 5300: would amend the Sensitive Resource Area Regulations as follows:
  - 5304: would amend the provisions regarding “Content of a Site Plan” to require that plans show the location of the 100 year floodplain as shown on the Department of Public Works 100 year Floodplain Maps and FEMA Flood Insurance Rate Maps.
  - 5307: would amend the provisions of Use Regulations and Development Standards to amend the uses permitted in the Floodway to state that reclamation plans restore a site to its natural state and would not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction and would make minor revisions to the provisions of the Floodplain Fringe to clarify what is considered development for purposes of that subsection.
- Section 5710: would amend the Historical/Archaeological Landmarks and Districts provisions to remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
- Section 5750: would amend the Community Design Review Area Regulations as follows:

5757: would remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.

5799: would remove an incorrect reference to another section.

- Section 5905: would amend the Design Review Area Regulations to remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
- Section 6100: would amend the Temporary Use Regulations as follows:

6106: would amend the provisions regulating the duration of a temporary circus, carnival, or other outdoor entertainment event to state that there shall be a minimum of 14 consecutive days between events.

6108: would amend the provisions regulating the duration of temporary gathering for a civic, fraternal or religious assembly to state that there shall be a minimum of 14 consecutive days between events.

6116: would amend the provisions regulating Temporary Uses in New Subdivisions to revise an incorrect reference to a section of the County Code.

6118: would amend the provisions regarding Use of a Trailer Coach, Residential Uses to remove the requirement that an owner furnish security in the amount of \$1,000 for the future removal of a temporary health care trailer.

- Section 6123: would amend the Meteorological Testing Facility regulations to amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- Section 6124: would amend the Temporary Outdoor Sales provisions to remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
- Section 6152: would amend the Accessory Uses Encompassed by Principal Use regulations to add clarification that it shall be unlawful to establish or maintain any accessory use and/or structure on any lot where there is no lawfully established principal use on the same lot.
- Section 6156: would amend the Accessory Residential and Agricultural Use Regulations as follows:
  - a. Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses: would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
  - g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses (non business or non agricultural purposes): would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.

- q. Roadside Sales of Agricultural Products: would amend the regulations to add a reference to California Code which allows sales of certain commodities.
- u. Farm Employee Housing: would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- x. Second Dwelling Units. Would amend the regulations to allow conversion of an existing accessory unit (established by a discretionary permit) to a Second Dwelling Unit and allow the discretionary permit to be rescinded if a Second Dwelling Unit is allowed by right on the property and would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- y. Family Day Care Home For Children, Large (9 to 14 children): would correct a typographical error and would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- z. Wind Turbine Systems, Small. Height: would amend the regulations to provide clarification for measurement of height of a system when it is mounted on the roof of a structure.
- bb. Host Home: would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- kk. Agricultural Tourism: would amend the Accessory Use regulations to add Agricultural Tourism on lots where there is a Commercial Agricultural Operation in the RR, A70, A72, S90 and S92 Use Regulations. Allowed activities would include U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises.
- Section 6158.a.2: would amend the regulations relating to Outdoor Café Seating and Sidewalk Cafés, Sidewalk Cafés Within the Public Right-of-Way to amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- Section 6207: would amend the “Special Purpose Off-Premise Sign” regulations as follows:
  - a. General Standards Applicable to Special Purpose Off-Premise Signs.
    - 2. Setbacks: would amend the setback provisions which states that no portion of any sign shall extend beyond private property lines into the street right-of-way, to add an exception for certain Community Identification Signs.
  - b. Special Purpose Off-Premise Sign Types.

2. Community Identification Signs: would amend the regulations to add provisions to allow Community Identification Signs to be placed over a public road, subject to limitations and would remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
  5. Commercial or Industrial Center Identification Signs: would remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
- Section 6261: would amend the “On-Premise Signs Regulated” regulations as follows:
    - e. would remove the term “waiver” from the Site Plan provisions for “Lighting” and replace with “Site Plan Permit Exemption”.

6268: would remove the term “waiver” from the Site Plan provisions for Banners, Pennants and Similar Devices and replace with “Site Plan Permit Exemption”.
  - Section 6324: would amend the Lighting Permitted in Required Yards to correct the reference to the County Light Pollution Code.
  - Section 6708: would amend the Permitted Fences, Walls, Gates and Entry Structures as follows:
    - c. Tennis Court Fencing and Lighting: would clarify that lighting standards for tennis courts shall not exceed a height of 20 feet.
    - h. Exceptions.
      1. Fences, Walls and Gate Entry Structures on Individual Lots: would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
      2. Gate Entry Structures and Gate Houses on Private Easements: would amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
  - Section 6799: would amend the Parking of Commercial Vehicles in Residential, Agricultural and Certain Special Purpose Zones to remove a reference to the California Vehicle Code.
  - Section 6816: would amend the Enclosure Matrix to remove the reference to the S-87 zone.
  - Section 6904: would amend the regulations related to Explosives Storage to remove the limitation of the approval of a Major Use Permit for a maximum of 5 years and add that a compliance report shall be submitted to the Director once every 5 years and as a result of review of the report the Director may determine that the use is in compliance with this section and all applicable conditions of approval or may determine that the use be reviewed by the Approving Authority.

- Section 6910.c: would amend the regulations relating to Small Wineries to correct a reference to the Safety Element of the General Plan and to amend the noticing requirement for Administrative Permits to reference Section 7060.c to provide identical noticing requirements for all AD Permits.
- Section 6911: would amend the Emergency Shelter provisions to correct the reference to the County Light Pollution Code.
- Section 6912: would add regulations to allow Community Gardens in all zones where Row and Field Crops are permitted, subject to certain limitations.
- Section 6985: would amend the Wireless Telecommunications Facilities regulations to remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
- Section 7060: would amend the Administrative Permit Procedure, Decision and Notice regulations to amend the Notice to Property Owners to provide identical noticing requirements for all AD Permits.
- Section 7150: would amend the Site Plan Review Procedure, as follows:
  - 7156: would amend the “Waiver of a Site Plan” regulations to remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption” and other minor revisions
  - 7168: would amend the “Expiration and Extension” regulations to allow the Director to grant one or more extensions of a Site Plan for 24 months rather than a total of 12 months.
- Section 7600: would amend the Supplementary Administrative Procedures as follows:
  - 7600: would amend the Title and Purpose to clarify that the regulations are applicable to Administrative Permits.
  - 7609: would amend the “Minor Deviation from Plan” regulations to clarify the changes to a plan that may be approved with a Minor Deviation.
- Section 7703: would amend the Enforcement Procedures to add a subsection to the Violations and Penalties section to specify that the Director may issue a Cease and Desist Order whenever the Director finds any use regulated by this Ordinance being performed in a manner either contrary to the provisions of this Ordinance or not allowed by this Ordinance.
- Section 8203: would remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.
- Section 8303: would remove the term “waiver” from the Site Plan provisions and replace with “Site Plan Permit Exemption”.

Proposed amendment to the Administrative Code consist of the following:

- Article XXXIII, SEC. 650. Establishment of Position: would clarify that this article which establishes the County Hearing Officer does not apply to Hearing Officers hired to hear appeals of recording of notices of violation, pursuant to San Diego County Code section 18.301 et seq.

Proposed amendments and additions to the County Code consist of the following:

- Section 18.207. Payment of Civil Penalties: would amend this section to require that civil penalties assessed shall be paid in full within 14 days from the date the Notice and Order is served rather than 45 days.
- Section 18.214. Procedures to Record Orders as Liens: would amend this section to state that a lien against property may be recorded unless the amount due is paid within 30 days, rather than 45 days, from the date of a notice and to add that a lien shall continue until the violations listed in the Administrative Enforcement Order are corrected.
- Sections 18.301 through 18.309 are added to Division 8, Administrative Remedies to establish a procedure for Recordation of Notices of Violation.
- Section 36.404. General Sound Level Limits, Table 36.404-Sound Level Limits in Decibels (dBA): would amend the table which refers to noise limitations based on zoning and density to reference the density of the Land Use Element of the General Plan.
- Section 78.102. Definitions, Abandoned Vehicle Abatement Division: would amend the definition of "Designated Employee" to make a correction that enforcement of this division is the duty of the Department of Planning and Land Use rather than the Department of Environmental Health.
- Section 78.109. Enforcement, Administration by Director of the Department of Environmental Health, Abandoned Vehicle Abatement Division: would amend this section to make a correction that enforcement and administration is the responsibility of the Director of Planning and Land Use rather than the Director of Environmental Health.
- Section 78.201. Authority to Remove Abandoned Vehicles on Public or Private Property, Abandoned Vehicle Abatement Division: would make a minor correction to a reference to a section of state code.
- Section 81.701. Design of Minor Subdivision: would make a minor correction to the reference to a Regional Category of the County General Plan.
- Section 81.805. Center Lines, Right-of-Way Lines, Proposed Road Widening Lines and Building Lines: would make a minor correction to the reference to an element of the General Plan.
- Section 87.112. Grading or Clearing within Open Space Easements: would make minor amendments to the language of this section.

- Section 91.1.001 Adoption of Administration Provisions, Section 91.1.114.6. Approval Required After Violation: would amend the regulations pertaining to a person who commences work without a permit in violation of this chapter to state that it shall be unlawful for a person to fail to obtain a certificate of occupancy within 180 days of the date of issuance of a building permit, it shall be unlawful for a person to occupy, use or maintain a building or structure until all inspections and approvals required by this chapter have been completed and it shall be unlawful for a person to fail to obtain an inspection once every ninety days after the issuance of a building permit.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat to gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, 163, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the County and State Highways 67 and 79 that all run north and south throughout the western and eastern sides of the County, respectively.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> <u>Aesthetics</u>               | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u>                        |
| <input type="checkbox"/> <u>Biological Resources</u>     | <input type="checkbox"/> <u>Cultural Resources</u>               | <input type="checkbox"/> <u>Geology &amp; Soils</u>                |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards &amp; Haz. Materials</u>     | <input type="checkbox"/> <u>Hydrology &amp; Water Quality</u>      |
| <input type="checkbox"/> <u>Land Use &amp; Planning</u>  | <input type="checkbox"/> <u>Mineral Resources</u>                | <input type="checkbox"/> <u>Noise</u>                              |
| <input type="checkbox"/> <u>Population &amp; Housing</u> | <input type="checkbox"/> <u>Public Services</u>                  | <input type="checkbox"/> <u>Recreation</u>                         |
| <input type="checkbox"/> <u>Transportation/Traffic</u>   | <input type="checkbox"/> <u>Utilities &amp; Service Systems</u>  | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Heather Lingelser  
Signature

December 1, 2011  
Date

Heather S. Lingelser  
Printed Name

Land Use/Environmental Planner II  
Title

## **INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups. The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

**Less Than Significant Impact:** The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying land cover, establish the visual environment for the scenic vista. The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development, nor does it propose a new primary use. The uses allowed pursuant to these amendments may be located near or within the viewshed of a scenic vista. The uses allowed pursuant to these amendments will not have a substantial adverse effect on a scenic vista because these uses conform to the landform and match the existing developed areas of the view shed. For example, allowing a Community Identification Sign over a public road right-of-way would not have a significant adverse effect on a scenic vista since any future sign would be limited in height and size by the ordinance and would require approval of a discretionary permit which would be subject to review under CEQA. Any potential impacts would be evaluated and mitigated as necessary. The uses allowed pursuant to these amendments would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance and other applicable codes and ordinances. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista. As the project will not result in significant impacts to scenic vistas, it will also not contribute to any cumulatively considerable impacts on scenic vistas in the County.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development, nor does it propose a new primary use. The uses allowed pursuant to these amendments may be located near or within the composite viewshed of a State scenic highway. The uses allowed pursuant to these amendments will not have a substantial adverse effect on a scenic resource within a State scenic highway because these uses will comply with policies to protect local and state scenic corridors, such as General Plan Policy COS-11.1. Project implementation, such as allowing a Community Identification Sign within the public right-of-way, would not have an adverse effect on scenic resources since only one sign is allowed at the entry to a community and the location and design of a sign requires approval of a discretionary permit which would be subject to review under CEQA. Any potential impacts would be evaluated and mitigated as necessary. In addition, these signs would not be allowed over a state highway. The uses allowed pursuant to these amendments would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance and other applicable codes and ordinances. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway. The project will not result in cumulatively considerable impacts on scenic resources since its implementation will not have significant adverse effects on such resources.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Implementation of the project will be consistent with policies in the Conservation and Open Space Element of the County General Plan and with all community plan policies. In addition, the components of this project are consistent with County of San Diego Visual Resources guidelines prepared for CEQA projects. It is expected that the minor revisions and clarifications set forth in these ordinance amendments will have a beneficial effect on the County's visual environment rather than adverse effects. For example, one such clarification provides that tennis court lighting shall not exceed a height of 20 feet. Since implementation of the project will not result in significant adverse effects on visual character or quality, it will also not contribute to cumulatively considerable visual impacts.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development or the use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. A minor clarification to the height limitation of lighting standards for tennis courts would not alter the regulations of San Diego County Light Pollution Code. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in an area.

## **II. AGRICULTURE AND FORESTRY RESOURCES** -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The uses allowed pursuant to these amendments are not anticipated to convert Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or other agricultural resources, to non-agricultural use. For example, allowing Community Gardens in zones where Row and Field Crops are an allowed use would encourage the growing and harvesting of food crops by individuals or groups. The project does not propose any development or propose amendments which would intensify existing uses. Therefore, no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project proposes to add provisions to allow Community Gardens in zones where Row and Field Crops are an allowed agricultural use and to add provisions to allow Agricultural Tourism on agricultural properties with an existing commercial agricultural operation in certain zones. These uses would be in conformance with existing zoning for agricultural use or a Williamson Act Contract. In addition, there is no development associated with the proposed project. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project will not result in changes to allowed uses in any areas which contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project does not propose rezones of any properties. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project will not result in any changes to allowed uses in any areas which contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The uses allowed pursuant to these amendments are not anticipated to convert Important Farmland or other agricultural resources, to non-

agricultural use. For example, allowing Community Gardens in zones where Row and Field Crops are an allowed use would encourage the growing and harvesting of food crops by individuals or groups. The project does not propose any development or propose amendments which would intensify existing uses. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any changes to the existing zoning or General Plan Designations on any properties, or any changes to the allowed densities anticipated in SANDAG growth projections used in development of the RAQS and SIP within the County of San Diego. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. Cumulative projects are also required to comply with the SIP, and the RAQS, and other applicable regional air quality plans. Therefore, cumulatively considerable impacts would not occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as

well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The nature of this project does not require any construction and does not generate any vehicle trips or any operational emissions associated with vehicle trips. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Moreover, since the project will not generate emissions, it will not contribute to a cumulatively considerable impact related to air quality standards.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Discussion/Explanation:**

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**No Impact:**

The project does not propose any construction and/or operation that have the potential to emit any criteria air pollutants. No increase in vehicular trips is anticipated as a result of the project. Further, there are no substantial grading operations associated with the

construction of the project. As such, the project will not result in a cumulatively considerable net increase of PM<sub>10</sub>, or any O<sub>3</sub> precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not result in measurable increases in air pollution. The project does not propose any construction and/or operation that have the potential to emit any criteria air pollutants. No increase in vehicular trips is anticipated as a result of the project. Since implementation of the project will not result in air pollution, the project will not contribute to a cumulatively considerable impact related to exposure of sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**No Impact:**

No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not have an impact on any candidate, sensitive or special status species. Some future uses allowed by these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not have an impact on any candidate, sensitive or special status species. Any future uses conducted pursuant to these Amendments in the vicinity of candidate species or their habitats would be required to comply with all existing State and Federal regulations that ensure the protection of candidate, sensitive or special status species including the Federal Endangered Species Act. In addition, the County has numerous regulations to safeguard against unmitigated impacts to sensitive species and habitat, such as provisions within the Grading Ordinance, Zoning Ordinance, Watershed Protection Ordinance, Resource Protection Ordinance, Habitat Loss Permit Ordinance, Biological Mitigation Ordinance, General Plan Elements, and community plans. Therefore, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not have an adverse effect on any riparian habitat or other sensitive natural communities. Some future uses allowed by these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not have an adverse effect on any riparian habitat or other sensitive natural communities. Any future uses allowed pursuant to these Amendments in the vicinity of riparian habitat or other sensitive natural communities would be required to comply with

all existing State and Federal regulations that ensure the protection of riparian habitat or other sensitive natural communities. One part of the project would amend the Sensitive Resource Area Regulations related to allowed uses in the Floodway. This amendment would add a requirement that reclamation plans required for mineral extraction projects must restore the site to its natural state, which would not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction. This would not have an adverse impact since these requirements would be implemented during discretionary review for a project which proposes mineral extraction. Mineral extraction projects are subject to approval of a major use permit and a reclamation plan which require environmental review pursuant to CEQA. In addition, the County has numerous regulations to safeguard against unmitigated impacts to riparian habitat, and sensitive vegetation communities, such as provisions within the Grading Ordinance, Zoning Ordinance, Watershed Protection Ordinance, Resource Protection Ordinance, Habitat Loss Permit Ordinance, Biological Mitigation Ordinance, General Plan Elements, and community plans. Therefore, the project would not have a significant impact on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Some future uses allowed by these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not have a substantial adverse effect on federally protected wetlands. Any future uses allowed pursuant to these Amendments within the vicinity of federal wetlands would be required to comply with all existing State and Federal regulations that ensure the protection of federal wetlands. One component of the project would amend the Sensitive Resource Area Regulations related to allowed uses in the Floodway. This would add a requirement that reclamation plans required for mineral extraction projects must restore the site to its natural state, which would not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction. This revision would not have an adverse impact since these requirements would be implemented during discretionary review for a project which proposes mineral extraction. Mineral extraction projects are subject to approval of a major use permit and a reclamation plan which require environmental

review pursuant to CEQA. Moreover, it would be required to comply with all Federal regulations that ensure the protection of wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.). Therefore, no significant impacts will occur to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not result in substantial adverse effects, either directly or through habitat modification, to corridors or native wildlife nursery sites. Some future uses allowed by these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not result in substantial adverse effects, either directly or through habitat modification, to corridors or native wildlife nursery sites because these uses will be found in already developed areas with no landform modification occurring. Any future uses on land that contains native habitat, and possibly even on land that provides corridors or native wildlife nursery sites, would be required to comply with all existing State and Federal regulations that ensure the protection of sensitive species and breeding sites. In addition, the County has numerous regulations to safeguard against unmitigated impacts to sensitive species and habitat (including wildlife movement paths and nursery sites), such as provisions within the Grading Ordinance, Zoning Ordinance, Watershed Protection Ordinance, Resource Protection Ordinance, Habitat Loss Permit Ordinance, Biological Mitigation Ordinance, General Plan Elements, and community plans. Therefore, the project will not have an adverse impact on the movement of any native resident or migratory fish or wildlife species or on established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The proposed Amendments would not modify any adopted HCPs or NCCPs, or other provisions related to biological resource protection. Any future uses associated with these Zoning Ordinance amendments will still be consistent with applicable HCPs/NCCPs such as the Multiple Species Conservation Program or the Southern California Coastal Sage Scrub NCCP. They will also be subject to any applicable regional or local policies/ordinances that protect biological resources, such as the County's General Plan policies.

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Unincorporated San Diego County contains historical sites that are designated on local, State, and national historical lists and meets the definitions of historical resources under Section 15064.5(a) of the CEQA Guidelines or the County's RPO. All known historic buildings, or sites have been flagged so that any permit activity relating to a property having known significant historic sites will be required to undergo additional review by an environmental specialist. All discretionary projects are subject to a rigorous cultural review with the goal of identifying significant historic sites and conditioning their preservation.

The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and, therefore, would not likely result in a substantial adverse change to an historical resource due to demolition, destruction, alteration, or structural relocation. This coupled with the measures in place to identify any permit-related activities associated with historic resources will prevent potential significant impacts.

Cumulative projects located in the southern California region would have the potential to result in a cumulative impact associated with the loss of historical resources. However, as discussed above, implementation of the proposed project would not have the potential to result in substantial adverse changes to the significance of historical resources. Therefore, the proposed project would not have the potential to contribute to cumulatively considerable impacts associated with historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Ground-disturbing activities, such as clearing, excavation and grading, have the potential to damage or destroy archaeological resources that may be present on or below the ground surface, particularly in areas that have not previously been developed. The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Future uses pursuant these Zoning Ordinance amendments would not allow for such ground-disturbing activities without a discretionary permit subject to cultural resource review and existing regulations within the County's Grading and Clearing Ordinance. Therefore, the proposed project would not result in a potentially significant impact to archaeological resources.

Cumulative destruction of significant archaeological resources from construction and development projects within the region would be cumulatively significant. Additionally, past projects involving development and construction have already impacted archaeological resources within the region. However, as discussed above, implementation of the proposed project would not have the potential to result in a substantial adverse change in the significance of an archaeological resource. Therefore, the proposed project would not have the potential to contribute to cumulatively considerable impacts associated with archaeological resources.

c) Directly or indirectly destroy a unique geologic feature?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**LESS THAN SIGNIFICANT IMPACT:** Unique geologic features are not common in San Diego. Table 1 in the County's Guidelines for Determining Significance for Unique

Geology ([http://www.sdcountry.ca.gov/dplu/docs/Unique\\_Geology\\_Guidelines.pdf](http://www.sdcountry.ca.gov/dplu/docs/Unique_Geology_Guidelines.pdf)) provides a list of known unique geologic features in San Diego County. Nearly all of the known features in the list are located in areas that would not be disturbed by development (e.g., open space, parks, roadway right-of-way, etc.).

The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Given the existing conditions, nature of the project, regulatory processes, and the fact that unique geologic resources are such a rarity in San Diego County, potential impacts to unique geologic features would be less than significant. Construction and operation of cumulative projects would be subject to protections for unique geologic features established through the General Plan or other regulations. Therefore, cumulative projects in the region would not result in a significant cumulative impact.

d) Directly or indirectly destroy a unique paleontological resource or site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Impacts to paleontological resources generally occur from the physical destruction of fossil remains by excavation operations that cut into geologic formations. Trenching and tunneling activities may also result in impacts to paleontological resources. The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Future uses pursuant these Zoning Ordinance amendments would not allow for such trenching activities without a discretionary permit subject to paleontological resource review and existing regulations within the County's Grading and Clearing Ordinance. Therefore, the proposed project would not result in a potentially significant impact to unique paleontological resources.

Cumulative destruction of significant paleontological resources from construction and development projects within the region would be cumulatively significant. However, as discussed above, implementation of the proposed project would not have the potential to result in a significant impact to a unique paleontological resource or site. Therefore, the proposed project would not have the potential to contribute to cumulatively considerable impacts associated with paleontological resources.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Archaeological materials, including human burials, have been found throughout unincorporated San Diego County. The location of most of these sites is kept confidential in order to protect these resources. Ground disturbing impacts, including grading, excavation, and utilities installation during construction, would have the potential to cause adverse impacts to currently undiscovered human remains. The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Future uses pursuant these Zoning Ordinance amendments would not allow for such trenching activities without a discretionary permit subject to archaeological resource review and existing regulations within the County's Grading and Clearing Ordinance. Therefore, the proposed project would not result in a potentially significant impact to human remains.

Cumulative projects located in the southern California region would have the potential to result in impacts associated with human remains due to grading, excavation or other ground-disturbing activities. However, as described above, such activities are not expected to occur as a result of this project unless discretionary permits are obtained. Therefore, the project would not contribute to the cumulative disturbance of human remains.

**VI. GEOLOGY AND SOILS** -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any

development and there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project. Future uses allowed pursuant to these Amendments may be located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or within an area with substantial evidence of a known fault. However, any structures that will be built will be required to comply with the requirements that address seismic events through engineering requirements prior to the issuance of a building permit. Therefore, there will be no potentially significant impact from the exposure of people or structures to a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking. Some future uses allowed pursuant to these Amendments may be located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. To ensure the structural integrity of all buildings and structures, any future projects must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures that any future development will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning

Ordinance and County Code Amendments. Some future uses allowed pursuant to these Amendments may be located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

iv. Landslides?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Some future uses allowed pursuant to these Amendments may be located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. If a future facility involves substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary grading permit would be required and would require further environmental review. Any potential impacts would be identified and mitigated. Therefore, the potential exposure of people or structures to adverse effects from landslides would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Soils throughout San Diego County are identified as having a soil erodibility rating of "slight", "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The project does not propose any development and will not result in any soil erosion or the loss of topsoil. In addition, the development of future uses allowed pursuant to these Amendments will not result in substantial soil erosion or the loss of topsoil because any project that involves grading is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion. Due to these factors, the project will not result in substantial soil erosion or the loss of topsoil.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and will not potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning

Ordinance and County Code Amendments. The project does not propose any development and will not create a substantial risk to life or property. Some future uses allowed pursuant to these Amendments may be located on properties with expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However the project will not have any significant impacts because any new construction will be required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated. Some future uses allowed pursuant to these Amendments may rely on existing public sewer for the disposal of wastewater. In these situations, septic tanks for alternative waste water disposal systems will not be required and will not have any impact. Where no public sewers are available, future uses will have to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review and approve the OSWS lay-out for future projects pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." Therefore, future projects will have to demonstrate the presence of soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, future

projects will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

## **VII. GREENHOUSE GAS EMISSIONS – Would the project**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region<sup>1</sup> identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions

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<sup>1</sup> San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

by 33 percent from “business-as-usual” emissions to achieve 1990 emissions levels by the year 2020. “Business-as-usual” refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region’s Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper<sup>2</sup> that covers methods for addressing greenhouse gas emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project’s GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

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<sup>2</sup> See CAPCOA White Paper : “CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*” January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Some future uses allowed pursuant to these Amendments may generate GHG emissions; however, these uses are expected to generate less than 900 metric tons of GHG emissions based on estimates of GHG emissions for various project types included in the CAPCOA white paper<sup>3</sup>. In addition, all future uses allowed pursuant to these Amendments would be required to conform to the General Plan. The County's General Plan will have a significant but mitigated impact related to GHG emissions. In addition to the numerous General Plan policies aimed at reducing emissions, the County is required to prepare a Climate Action Plan that will achieve comprehensive and enforceable GHG emissions reductions of 17% from County operations from 2006 by 2020 and 9% reduction in community emissions from 2006 by 2020. Therefore, the project's GHG emissions are found to have a less than cumulatively considerable contribution to GHG emissions because the project will generate less than 900 metric tons of GHGs and will be consistent with the County's General Plan and future Climate Action Plan.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets

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<sup>3</sup> 900 metric tons of GHG emissions are estimated to be generated by 50 Single Family Residential units, 70 apartments/condos, 35,000 sf of general commercial/office, 11,000 sf of retail, or 6,300 sf of supermarket/grocery space.

is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego recently updated its General Plan on August 3, 2011, incorporating numerous climate change policies. The proposed project is consistent with the updated General Plan and its policies. In addition, the County is preparing a Climate Action Plan that will assure the County meets its reduction targets under AB 32. This project will not impede that process. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project will not create a significant hazard to the public or the environment because it does not propose amendments to the provisions of the Zoning Ordinance or County Codes regarding the storage, use, transport, emission, or disposal of Hazardous Substances. In addition, the project does not propose to demolish any existing structures and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and will not have any effect on an existing or proposed school. Future uses allowed pursuant to these Amendments may be located within one-quarter mile of an existing or proposed school however the proposed amendments do not alter the provisions which regulate uses which emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. Therefore, the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances within one-quarter mile of an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not create a significant hazard to the public or environment. Some future uses allowed pursuant to these Amendments may be located on sites which are included on one of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). However, these future uses would be evaluated for potential hazards at the time of discretionary permit review or prior to building permit issuance. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Amending the Zoning Ordinance to add a requirement that owners of properties within an Airport Overflight Notification area, as shown on an adopted ALUCP, shall record an Overflight Agreement prior to issuance of a permit for any residential development would assist in implementing the requirements of the adopted ALUCP's within the unincorporated County. Some future uses allowed pursuant to these Amendments may be located within the Airport Influence Area (AIA) for a public airport or public use airport within the unincorporated County. These future projects will be reviewed for compatibility with the appropriate Airport Land Use Compatibility Plan (ALUCP) during a discretionary action or prior to issuance of any building permits. The proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- Future projects will comply with the California Land Use Planning Handbook's Safety Compatibility Criteria for Safety Compatibility Zones.
- The project adds provisions in the ALUCP Area Regulations of the Zoning Ordinance to require the recordation of an Avigation/Overflight easement for all required projects.
- Future projects would not be allowed to propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications.
- The project does not propose any amendments to the Zoning Ordinance or County Code that would authorize construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- The project does not propose amendments to existing regulations that affect any artificial bird attractor, including but not limited to reservoirs, golf courses with

water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Future uses allowed pursuant to these Amendments may be located within one mile of a private airstrip. However, prior to approval of any discretionary permits or issuance of any building permits, sites would be evaluated for potential safety hazards to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working within the vicinity of a private airstrip.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the

risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project will not interfere with the Operational Area Emergency Plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY  
RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project does not affect areas along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE  
RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The Dam Evacuation Plans for the dams within the County of San Diego will not be interfered with because even though some future projects may be located within a dam inundation zone, the project does not propose changes to the regulations pertaining to a unique institution that would be difficult to safely evacuate in the event of a dam failure. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheatres, or a similar use. Since the project does not propose a unique institution

in a dam inundation zone or changes in any regulations pertaining to a unique institution, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development. Future uses allowed by these proposed amendments may be located in many areas throughout the unincorporated areas of the County that are in a variety of settings. Each will be addressed below:

Some future uses allowed by these amendments may be located in areas that are completely surrounded by urbanized areas and/or irrigated lands and there are no adjacent wildlands. Therefore, based on the location of the project, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Some future uses allowed by these Amendments may be located within and served by an independent fire protection districts and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because future uses will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Consolidated Fire Code and through compliance with any applicable Fire Protection District's conditions on a project, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact because projects are required to comply with the Consolidated Fire Code.

Some future uses allowed by these Amendments may be located within and served by a County service area fire protection district and may also be located adjacent wildlands that have the potential to support wildland fires. However, future projects will comply with the regulations relating to emergency access, water supply, and defensible space

specified in the County Fire Code and through compliance with the San Diego County Fire Authority conditions, therefore, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact because projects in the surrounding area of these future projects are required to comply with the County Fire Code.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does propose to amend provisions which involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). The project does not propose amendments that involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies, etc.), new solid waste facilities or other similar uses. The project does propose to amend provisions related to agriculture to add Agricultural Tourism as an accessory use to an existing commercial agricultural enterprise. This use is the act of visiting a commercial agricultural enterprise for the purpose of enjoyment, education or active involvement in the activities of the farm, ranch or agricultural operation and would not add or intensify existing uses that would produce or collect animal waste. The project also adds Community Gardens as an allowed use in zones where Field and Row Crops are an allowed use. Community Gardens would not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds) or uses that will produce or collect animal waste, since Community Gardens is land used to grow and harvest food crops by individuals or collectively by members of a group but is not intended for raising of animals. This use would be subject to all other applicable requirements of the Zoning Ordinance and any other permits required by other County Departments. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**IX. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development. Future uses allowed pursuant to these proposed amendments may require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to regional surface water and storm water permitting regulations for the County of San Diego. These future projects will be required to demonstrate compliance with all applicable regulations including: A Waste Discharge Requirement Permit, NPDES General Permit for Discharges of Storm Water Associated with Construction Activities, NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities, or Section 401 Water Quality Certification. In addition, future projects will be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. The required measures will enable future projects to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. [R9-2007-0001](#)), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the future projects' conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the applicable permits, the future projects will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions,

corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Future uses allowed pursuant to these amendments may be located within various hydrologic units throughout the unincorporated areas of the County of San Diego. According to the Clean Water Act Section 303(d) list, June 2007, these watersheds are impaired for numerous pollutants. However, it is expected that future uses will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. Any proposed BMPs required for future projects will be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. No development is proposed as part of this project. Future uses allowed pursuant to these amendments may be located in various hydrologic units that have existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water. However, it is expected that site design measures and/or source control BMPs and/or treatment control BMPs will be employed by future projects to reduce potential pollutants in runoff to the maximum extent practicable, such that a future project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Amending the Use Regulations and Development Standards of the Sensitive Resource Area Regulations regarding permitted uses in the Floodway to add that reclamation plans for extractive uses must restore a site to its natural state and not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction would not have an impact since this use is subject to a Major Use Permit and review under CEQA to mitigate any impacts. This change would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. In addition, the required BMPs for future projects will be consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions,

corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. No development is proposed as part of this project and the project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. Some future uses allowed pursuant to these amendments may obtain their water supply from a Water District that obtains water from surface reservoirs or other imported water source. Those projects will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the proposed amendments do not involve regulations regarding operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Some future projects allowed pursuant to these amendments could be located outside of the boundaries of a Water District and would rely on groundwater. However, prior to the issuance of any building permits for future facilities on sites that are groundwater dependent, the applicant will be required to demonstrate that there is adequate groundwater available to support the proposed use and would not deplete groundwater supplies or interfere substantially with groundwater recharge. Amending the Zoning Ordinance to allow Community Gardens in zones where Row and Field Crops are an allowed use would not have a significant impact since these properties are currently allowed to establish agriculture by-right. The proposed Community Gardens provisions would clarify that a property could be farmed by individuals or groups to cultivate crops for personal use, rather than an agricultural operation that raises crops for sale to a wholesaler. The raising of crops as an allowed use would be unchanged and therefore would not be an introduction of a new land use. Therefore, a less than significant impact to groundwater resources is anticipated as a result of this project.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. This project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Some future uses allowed pursuant to these Zoning Ordinance Amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits,

as well as other discretionary and ministerial permits which are subject to regional surface water, storm water and groundwater planning and permitted process that has been established to improve the overall water quality in County watersheds. These future projects may be required to prepare a Stormwater Management Plan (SWMP) and implement certain site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. [R9-2007-0001](#)), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of a project, future projects will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. This project does not involve construction of new or expanded development that could alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Some future uses allowed pursuant to these Zoning Ordinance Amendments may propose landform alteration which could alter the existing drainage pattern of the site or area. However, if any future uses involve significant landform modification/grading, a discretionary grading permit and further environmental review would be required. In addition, the required BMPs for all future projects will be consistent with regional surface water, storm water and groundwater planning and

permitting process that has been established to improve the overall water quality in County watersheds. Amending the Use Regulations and Development Standards of the Sensitive Resource Area Regulations regarding permitted uses in the Floodway to add that reclamation plans for extractive uses must restore a site to its natural state and not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction would not have an impact since this use is subject to a Major Use Permit and review under CEQA to mitigate any impacts. Therefore, the project will not substantially alter the existing drainage pattern of a site or an area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration of a drainage pattern or increase in the rate or amount of runoff, because future projects will not substantially increase water surface elevation or runoff exiting a site, as detailed above.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. This project does not involve construction of new or expanded development and does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Some future uses allowed pursuant to these amendments would not result in the conversion of previously permeable land to impervious surfaces as the uses will be agricultural in nature or will be conducted on existing developed sites. Therefore, the uses would not create or contribute runoff water that would exceed the capacity of existing storm water drainage systems. Some future projects could result in the conversion of previously permeable surfaces to impervious surfaces. These uses are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds as stated in e) and f) above. Due to these factors, the project will not contribute runoff water that would exceed the capacity of existing storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Future projects allowed pursuant to these amendments must include site design measures and/or source control BMPs and/or treatment control BMPs that will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Some future uses allowed pursuant to these amendments could be located on properties that contain areas within a 100-year flood hazard area mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map. However, the proposed amendments do not amend any regulations regarding allowed uses in flood hazard areas, nor do the amendments authorize the placement of structures within a 100-year flood hazard area. Additionally, the amendments will not authorize the placement of access roads or other improvements which will limit access during flood events or affect downstream properties. Amending the Use Regulations and Development Standards of the Sensitive Resource Area Regulations regarding permitted uses in the Floodway to add that reclamation plans for extractive uses must restore a site to its natural state and not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction would not have an impact since this use is subject to a Major Use Permit and review under CEQA to mitigate any impacts. Amending the Content of Site Plan provisions of the Sensitive Resource Area Regulations to add that the location of the 100 year floodplain of the FEMA Flood Insurance Rate Maps must be shown on plans in addition to the Department of Public Works 100 year Floodplain Maps location will not authorize the placement of housing within a 100 year flood hazard area.

Therefore, the project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Some future uses allowed pursuant to these amendments could be located on properties that contain areas within a 100-year flood hazard area mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map. However, the proposed amendments do not amend any regulations regarding allowed uses in flood hazard areas. Additionally, the amendments will not authorize the placement of access roads or other improvements which will impede or redirect flood flows in these areas. Therefore, this project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Some future uses allowed pursuant to these amendments could be located within a special flood hazard area as identified on a Flood Insurance Rate Map (FIRM), County Flood Plain Map or Alluvial Fan Map. However, future projects would be required to be located at an elevation that would prevent exposure of people or property to flooding. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Some future uses allowed pursuant to these amendments may lie within a mapped dam inundation area for a major dam/reservoir within San Diego County, as identified on an inundation map prepared by a dam owner. The San Diego County Office of Emergency Services has established emergency evacuation plans for certain areas. These Zoning Ordinance amendments to not amend any provisions related to dams or levees or to provisions related to "Unique institutions". Unique Institutions include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities with patients that have disabilities, adult and child care facilities, jails/detention facilities, and stadiums, arenas and amphitheaters. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

i. SEICHE

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Reservoirs in San Diego County are for water storage and the land surrounding the reservoirs is owned by the agency that controls the reservoir and development cannot occur along the shore. Therefore, future uses will not be subject to inundation by seiche.

ii. TSUNAMI

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The future uses allowed pursuant to these amendments

would be located at least 1.8 miles or more from the coast; therefore, in the event of a tsunami, would not potentially expose people or structures to inundation.

iii. MUDFLOW

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Mudflow is a type of landslide. If a future use allowed by these amendments is located within a landslide susceptibility zone and involves substantial landform modification/grading that may expose people or property to inundation due to a mudflow, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code, Title 8, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated into the grading plan and specification. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**X. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The uses allowed pursuant to these amendments do not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to an area. Therefore, the proposed project will not significantly disrupt or divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The uses allowed pursuant to these amendments would affect land zoned as agricultural, residential, commercial and industrial throughout the unincorporated County, which are consistent with a number of General Plan Land Use Designations. The project is consistent with the General Plan because these uses are anticipated by these land use designations that provide for agriculture, commerce, industry and residences and their accessory uses, and are consistent with their respective use regulations. A future use may be located anywhere within the unincorporated areas of the County and would be subject to the policies of the applicable community plan. The addition of Agricultural Tourism and Community Gardens provisions would conform to the applicable land use plan, policy or regulations for agricultural uses since the project would be adding these provisions to be applicable in areas where agriculture is currently allowed. Therefore, the project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

**XI. MINERAL RESOURCES** -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development associated with this project. Some future uses allowed pursuant to these amendments may be located on lands classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area where geologic information indicates no significant mineral deposits are present (MRZ-1). Some future uses allowed pursuant to these amendments may be located on lands where geologic information indicates mineral deposits are present or may be present as identified on lands classified as an area of “Identified Mineral Resource Significance” (MRZ-2), “Potential Mineral Resource Significance” (MRZ-3) or “Undetermined Resource Significance” (MRZ-4). For any future uses which involve significant development or landform modification/grading, a discretionary grading permit and further environmental review would be required which would evaluate potential impacts to mineral resources. Amending the Use Regulations and Development Standards of the Sensitive Resource

Area Regulations regarding permitted uses in the Floodway to add that reclamation plans for extractive uses must restore a site to its natural state and not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction would not have a significant impact since this use is subject to a Major Use Permit and review under CEQA to mitigate significant impacts. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, the project would not contribute to a cumulatively considerable impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The proposed uses allowed pursuant to these amendments affect agricultural, residential, commercial and industrial zones which are not considered to be Extractive Use Zones (S-82). No changes are proposed to the regulations regarding extractive uses. However, amending the Use Regulations and Development Standards of the Sensitive Resource Area Regulations regarding permitted uses in the Floodway to add that reclamation plans for extractive uses must restore a site to its natural state and not create any increase in flood depths or velocities or changes in the boundary from those of the floodway prior to the mineral extraction would not have a significant impact since this use is subject to a Major Use Permit and review under CEQA to mitigate significant impacts. This amendment would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XII. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. No development is proposed as part of this project. Therefore, the project will not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. Future uses allowed pursuant to these amendments may be located throughout the unincorporated areas of San Diego County in various settings and locations. Such uses will be required to comply with standards set by the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. Amending the County Code Title 3, Division 6, Section 36.404 General Sound Level Limits, Table 36.404 Sound Level Limits in Decibels (dBA) would not have an impact since the only change will be to correct the reference to the noise level limitations to the density of the General Plan rather than the density of the Zoning Ordinance. This change will bring the table into compliance with the General Plan adopted by the Board of Supervisors on August 3, 2011. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards.

The project's conformance to the County of San Diego General Plan and County of San Diego Noise Ordinance ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. As indicated in the response listed under XII. Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity of a future project to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance

and other applicable local, State and Federal noise regulations. Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Prior to the issuance of these permits, future projects will be reviewed to ensure that the proposed uses are set back adequately from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses so that the projects do not have any chance of being impacted by groundborne vibration or groundborne noise levels. In addition, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. As indicated in the response listed under XII. Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity of a future project to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance and other applicable local, State and Federal noise regulations. Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Prior to issuance of these permits, future projects will be reviewed to ensure that the proposed uses which involve permanent noise sources that may increase the ambient noise levels of an area do not exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance and other applicable local, State and Federal noise regulations.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. The project does not involve amendments to regulations for any uses that may create substantial temporary or periodic increases in ambient noise levels in the vicinity of a future project including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems. Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Prior to issuance of these permits, future projects will be reviewed to ensure that the proposed uses which involve permanent noise sources that may increase the ambient noise levels of an area do not exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance and other applicable local, State and Federal noise regulations. Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments could be located within an Airport Land Use Compatibility Plan (ALUCP) for County airports or within 2 mile of a public airport or public use airport. However, these uses are not considered noise sensitive uses that would be impacted by noise generated by an airport. Some

future uses allowed pursuant to these proposed amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards and any applicable ALUCP. Prior to issuance of these permits, future projects will be reviewed to ensure that the proposed uses conform to an applicable ALUCP. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments could be located within a one-mile vicinity of a private airstrip. However, the uses proposed pursuant to these proposed amendments are not considered noise sensitive uses that would be impacted by noise generated by an airport. Some future uses allowed pursuant to these proposed amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

**XIII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. The uses allowed pursuant to these amendments will not induce substantial population

growth in an area because the project does not propose physical or regulatory change that would remove a restriction to or encourage population growth in an area, including, but not limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. The proposed amendments allow for uses in agricultural, commercial, extractive, industrial and residential zones subject to specified standards and limitations. No changes are proposed which would displace existing housing units or would revise zoning of residential properties. Therefore, the proposed project will not displace any existing housing or necessitate the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. The proposed amendments allow for uses on agricultural, commercial, extractive, industrial and residential zones subject to specified standards and limitations. There are no changes proposed which would eliminate existing housing units or would revise zoning of residential properties. Therefore, the proposed project will not displace a substantial number of people.

#### **XIV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. The project proposes amendments to allowed uses in agricultural, commercial, extractive, industrial and residential uses in the same zones; the proposed amendments will not result in the need for significantly altered services or facilities. In addition, the project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

#### **XV. RECREATION**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and

clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not include any changes to regulations regarding recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XVI. TRANSPORTATION AND TRAFFIC** -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, the Mobility Element, the County of San Diego Transportation Impact Fee Program, and the Congestion Management Program.

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning

Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments could result in additional vehicle trips from certain project sites. These future uses are expected to require building permits and grading permits, as well as other discretionary and ministerial permits which are subject to the County of San Diego Public Road Standards, the Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program. In addition, some future uses will be subject to review under CEQA. Potentially significant traffic impacts would be evaluated and mitigated as necessary. These uses would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance. The project will not have a significant impact related to a conflict with any performance measures establishing effectiveness of the circulation system because future project trips should not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation. Project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities since there are no portions of the proposed amendment that would alter the regulations regarding non-motorized travel. Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system and no mitigation is required.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions,

corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Additionally, the project does not involve construction of any new buildings, nor does it propose a new primary use. Some future uses allowed pursuant to these amendments will result in additional vehicle trips from certain project sites. Adding Agricultural Tourism as an allowed accessory use to an existing commercial agricultural enterprise would not have a significant effect since the activities would be limited to U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises. These uses are currently occurring on many existing farms within the County. Further, the addition of any structures which are primarily used for non-residential agriculture would be subject to payment of Transportation Impact Fees pursuant to Section 77.201 et seq. of the County Code. Adding Community Gardens as an allowed use in zones where Row and Field Crops are an allowed use would not generate significant additional ADTs since agriculture is an allowed use by-right. In addition, these gardens are typically located near existing residential areas and the cultivation of agricultural products is for personal use rather than for sale at wholesale which is typical of other agricultural uses. Some future uses are expected to require building permits and grading permits, as well as other discretionary and ministerial permits which are subject to the CMP if the project exceeds 2400 ADTs (or 200 peak hour trips). In addition, some future projects will be subject to review under CEQA. Any potential traffic impacts would be evaluated and mitigated as necessary. These uses would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance. Therefore the project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Additionally, the project does not involve construction of any new buildings, nor does it propose a new primary use. The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). Some future uses allowed pursuant to these amendments could be located within an Airport Influence Area, or within 2 miles of a public airport. These sites would be required to

comply with any applicable ALUCP for an airport. Some of these future uses allowed pursuant to these amendments are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which are subject to the applicable ALUCP. These projects would be reviewed to ensure that they would not result in a change in air traffic patterns because the allowable land uses within airport safety zones are created for the purpose of ensuring ongoing airport safety, including maintenance of air traffic patterns. Furthermore, the project would not exceed the FAR Part 77 criteria related to airspace obstructions. For example, adding Agricultural Tourism as an allowed accessory use to an existing commercial agricultural enterprise would not have a significant effect since the activities would be limited to U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises. These uses are currently occurring on many existing farms within the County. Further, the addition of any structures would be subject to the applicable ALUCP. Adding Community Gardens as an allowed use in zones where Row and Field Crops are an allowed use would not result in a change in air traffic patterns since agriculture is allowed use by-right and any future structures would be subject to the applicable ALUCP. Therefore, the project would not result in a change in air traffic patterns. Refer also to section VIII.e Hazards and Hazardous Materials. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Therefore, the proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impede adequate site distance on a road. Some future uses allowed pursuant to these amendments may be located on developed sites which will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways. Some future projects are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which would be required to provide safe and adequate site distances at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the future project sites would be required to meet County standards. In addition the proposed project will not place

incompatible uses on existing roadways since the proposed uses allowed pursuant to these amendments do not introduce new uses in any zones that are incompatible with existing uses and the amendments to agricultural uses would not authorize the placement of incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. Some future projects are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which would be reviewed by the local Fire Protection District that would require adequate emergency fire access prior to the approval of any permits. Some permits will require additional review under CEQA and any identified significant impacts would be mitigated. Therefore, the project will not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on developed sites. If these uses do not generate any additional ADTs, project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. Some future projects are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which may

generate additional ADTs. These projects will be reviewed for compliance with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Any construction of any road improvements or new road design features would be reviewed to ensure that they do not interfere with the provision of public transit, bicycle or pedestrian facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future projects are expected to require building permits, grading permits, on-site wastewater systems (OSWS), also known as septic systems, and well permits, as well as other discretionary and ministerial permits. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH would review the OSWS lay-out pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria" prior to issuance of any building permits for a site. Some future uses would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). Prior to issuance of any building permits, a project facility availability form would be required from the appropriate district which will serve the project. Therefore, because future projects will be discharging wastewater to a RWQCB permitted on-site wastewater system (OSWS) or a community sewer system and will be required to satisfy any required conditions, the proposed project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan and the proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which would be required to demonstrate that adequate water and/or wastewater treatment facilities would be available to the project from the appropriate agencies/districts prior to issuance of building permits. No future uses under these amendments are expected to exceed existing capacity and availability of water and wastewater utilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on existing developed sites and would not include new or expanded storm water drainage facilities, would not involve any landform modification or require any source treatment or structural Best Management Practices for stormwater. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which

could involve new or expanded storm water drainage facilities. However, these future projects would be reviewed and conditioned to ensure that they will not result in any adverse physical effect on the environment. Therefore, the project will not result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on existing developed sites and would be served by existing available water supplies. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which would require evidence from the appropriate Water District, indicating adequate water resources and entitlements are available to serve the requested water resources prior to the issuance of any building permits for a future project. Therefore, the project will not require expanded entitlements.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on existing developed sites and would be served by existing available wastewater treatment provider's service capacity or by an existing on-site wastewater system.

Some future projects are expected to require building permits and/or grading permits, as well as other discretionary and ministerial permits which would require evidence from the appropriate wastewater treatment provider that it has adequate capacity to serve a project's projected demand in addition to the provider's existing commitments, prior to the issuance of any building permits for a future project. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes Amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There is no development proposed by this project. Some future uses will generate solid waste and will be required to deposit all solid waste at a permitted solid waste facility. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County

Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). Future projects will be required to deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulatively considerable effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## **XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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